



AGENDA

Economic Development Advisory Committee

City Hall -- 120 East Main Street -- Gardner, Kansas

November 10, 2021 at 6 p.m.

CALL TO ORDER

PUBLIC COMMENTS

Members of the public are welcome to use this time to make comments about matters or items on the Economic Development Advisory Committee agenda.

CONSENT AGENDA

Approval of minutes as written for the EDAC meeting on October 13, 2021

PRESENTATIONS

NEW BUSINESS

1. Consider making a recommendation to the City Council regarding updating the 2018 Gardner Main Street Corridor Market Analysis.

Gardner Main Street Corridor Plan Market Analysis

<https://www.gardnerkansas.gov/home/showpublisheddocument/6364/636645853328970000>

DISCUSSION ITEMS

1. Continued discussion regarding the Downtown Destination Plan – Farmer’s Market / City Market Concept

Gardner Downtown Destination Plan

<https://www.gardnerkansas.gov/home/showpublisheddocument?id=9639>

2. Update / Review of current Economic Activity and City Projects
 - a. Planned Commercial developments
 - b. Planned housing growth new subdivisions

OTHER BUSINESS

COMMITTEE MEMBER UPDATES

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk’s Office at 913-856-0945 a minimum of 48 hours prior to the meeting.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

City Hall Council Chambers
120 E. Main St. Gardner, Kansas
October 13, 2021 6 p.m.

CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order at 6:06 pm in the Council Chambers of the City Hall at 120 E. Main St., Gardner, Kansas. The following EDAC committee members attended, a quorum was present.

Members present: Stephanie Shaver; Harrison Hall; John Bowman; Steve Shute, Mayor (ex-officio)

Staff present: David Knopick; Melissa Krayca

CONSENT AGENDA

1. Approval of minutes as written for the EDAC meeting on September 8, 2021

Motion made by John Bowman to approve the consent agenda item, seconded by Stephanie Shaver.

Motion passed 3-0.

DISCUSSION ITEMS

1. Continued discussion of the Gardner Downtown Destination Plan

Mayor Shute recently had a meeting with John Consentino, owner of the vacant Price Chopper building. They discussed some ideas for the building including family entertainment options. Mr. Consentino is actively marketing the property but commercial development has been heavily impacted by COVID.

Mr. Knopick said that commercial development generally follows residential development and utilizes a variety of traditional market indicators as a guide for brick and mortar projects. Currently the commercial market is assessing a variety of impacts and it's hard to predict when the outcome.

Mr. Knopick mentioned the old pharmacy building has been leased by Transport Brewery and may be up and running in the near future. Mr. Camis, Chamber of Commerce stated that it may be 6 months before they are open to the public. The brewing equipment is being custom built and will take 4-5 months for completion.

Mr. Knopick said there was interest in the vacant Winter's automotive garage. Mr. Camis confirmed that a cigar and spirits bar, Ash and Anvil is planning to open there. The building needs a great deal of work but their hope is to be open beginning of 2022.

Mr. Knopick said the City Council had a recent discussion concerning the snow removal in the downtown area. Although the Parks & Recreation Department has been performing the snow removal over the years, the current regulations are that the property owner is responsible for snow removal. Mayor Shute stated his interest in creating a type of beautification program where the owners could chip in as a whole and continue to have the City provide removal.

Mr. Knopick read Mr. Gifford's comments sent via email in his absence regarding the Destination Downtown Plan. Mr. Gifford has concerns that increased truck traffic thru the downtown will deter people from purchasing residences in Gardner downtown area and, how paving Waverly Rd. in the future will also increase such truck traffic. He had read that Edgerton may close 191st St at city limits which would also contribute to truck traffic. Mr. Knopick stated there is very little the City of Gardner can do to limit the amount of traffic coming thru the downtown area considering it is a state highway. Mayor Shute is in agreement with Mr. Gifford's concerns but Gardner is not big enough to take over the maintenance of the highway. Depending on the growth of Gardner, a possible long term plan would be to have the highway re-routed.

Ms. Shaver said that she likes how the Destination Downtown Plan is mostly focused on the north side of street and believes some people may overlook the traffic to have the amenities of downtown. Mayor Shute said it is really dependent on the future of the fairgrounds. If the fairgrounds becomes part of the downtown district, it would create a very nice downtown district. Mr. Knopick said it hard to make an argument that this is a pedestrian area but it is important to stay on top of it and reevaluate the topic.

Ms. Shaver seemed to think with the potential of the two new businesses announced it could create more of a pedestrian impact to the downtown. Mr. Camis said programming the downtown area is important and the chamber has considered hosting a movie event on Elm St. in the summer with a food truck.

Mr. Knopick asked the committee members what they thought were priorities when it comes to the Destination Downtown Plan. Ms. Shaver referenced previous conversation on how the city might be able to help get the process started with a green space. Mr. Hall stated he really liked the idea of a farmers market in the parking lot of City Hall which could also double as covered parking in the off season. Mr. Knopick asked who owns the parking lot. Mayor Shute said that the city installed the parking lot but the county maintains it. A partnership would be required for a farmers market and he believes the library would welcome such a project.

The group home was originally involved in the Destination Downtown Plan and indicated a willingness to be relocated if the right opportunity is presented.

Mr. Knopick asked the Mayor where the county stands with the fairgrounds involvement. Mayor Shute said he believes we would have county help but there are some hurdles with the fair association that need to be addressed. 4-H, livestock and the most important to the fair association but it is the derby and carnival that brings a great deal of people as well. Mr. Camis believes the fairgrounds are underutilized 12 acres, and believes a more modern updated fairgrounds could be used all year long if programmed right. Fairs have evolved around the country and Kansas is behind.

Mayor Shute agreed the fairgrounds is too small and lacking in entertainment options that bring the younger patrons. Mayor Shute said he is meeting with Jeff Stewart next week to discuss the future of the fairgrounds.

Mr. Knopick asked if there are any recommendations the group would like to make to the council or wait for Mr. Gifford's input at the next meeting. The members decided to wait until next meeting but would like to make the Farmers Market the topic of a recommendation.

Discussion ensued concerning expanding the farmers market into a broader type of public market where other type of vendors could also utilize the area. A comment was made that there is a higher percentage of online business owners in Gardner than anywhere else in Johnson County. A virtual market could also be factored into the equation. The Gardner Grange has been running the farmers market for years and their numbers are dwindling so there is a need for more volunteers and eventually people to take over ownership of the activity.

Mr. Hall said he preferred the idea of a permanent covered space as opposed to a temporary structure for the farmers market.

2. Continued discussion of City of Gardner Economic Development

Mr. Knopick recommended a future discussion concerning making a recommendation to the Council to update the 2018 market analysis. It was noted that the new census information indicates median age has gone down in Gardner and it is possible that more single people are choosing to live here. The approximate population is nearing 24k people.

3. Update / Review of current economic activity and city projects

Mr. Knopick gave a brief overview of current building permit numbers noting that permit issuances are currently trailing the numbers for this time last year but numbers are picking up. Numerous residential permits are in the plan review process right now and anticipating more. Commercial building is slow but there are some developers showing interest.

ADJOURNMENT

Motion to adjourn made by Shaver and seconded by Bowman.

Motion passed 3-0.

Motion adjourned at 07:39 p.m.

DRAFT